



**PLANNING & ZONING COMMISSION  
WORKSHOP AND MEETING AGENDA  
HARKER HEIGHTS CITY HALL  
WEDNESDAY, MAY 29, 2019 – 5:30 P.M.**

Notice is hereby given that, beginning at 5:30 P.M. on May 29, 2019, the Planning and Zoning Commission (P&Z) of the City of Harker Heights will hold a Workshop; then, beginning at 6:30 P.M. on May 29, 2019, and continuing from day to day thereafter if necessary the Planning and Zoning Commission (P&Z) of the City of Harker Heights, Texas will hold a Meeting, both being in the Kitty Young Council Chambers of the Harker Heights City Hall at 305 Millers Crossing, Harker Heights, Texas 76548. The subjects to be discussed are listed in the following Agenda:

**WORKSHOP AGENDA**

- I.** Convene Workshop at 5:30 P.M.
- II.** Continue Discussion of Revised Sign Code
- III.** Adjournment of Workshop.

**MEETING AGENDA**

- I. CALL TO ORDER** – Convene Regular Meeting of the Planning and Zoning Commission and establish a quorum.
- II. INVOCATION**
- III. PLEDGE OF ALLEGIANCE:**

I Pledge Allegiance to the Flag of the United States of America and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.

Honor the Texas Flag. I pledge allegiance to thee Texas; one state under God, one and indivisible.

- IV. CONSENT AGENDA**
  - 1.** Approval of Minutes from the Regular Planning and Zoning Meeting held on April 24, 2019.
- V.** Report on City Council actions results from the May 14, 2019 and May 28, 2019 meetings.
- VI.** Recognition of Affidavits for Conflict of Interest.
- VII.** Report on Development Activity.

## **VIII. PUBLIC HEARINGS:**

- 1. Z19-10** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1(M) (One-Family Manufactured Home Dwelling District) to R2-I (Two-Family Infill Dwelling District) on properties described as Kern Terrace 2<sup>nd</sup> Extension Block 2, Lots 1-8, 11; Block 3, Lots 6-7; Block 3 Lots 8-14 & Strips Adjacent 70'x30'; and Block 4, Lots 1-16; generally located at 205, 207, 209, 210, 214, 216, 218, 219, 220, 221, 222, 224, 226, 227 Jamie Road; 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411 N Juanita Drive; and 504, 506, 508 W Nolan Trail, Harker Heights, Bell County, Texas.
- 2. Z19-12** Conduct a public hearing to discuss and consider recommending an ordinance to change zoning designation from R-1 (One-Family Dwelling District) to R-2 (Two Family Dwelling District) on property described as 5.461 acres, being part of the H.B. Littlefield Survey, Abstract No. 511, being all of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, also being known as all of Lots 6 thru 13, Block 35, all of Lots 6 thru 13, Block 36, and a portion of Kiowa Trace, of Comanche Land, an unrecorded subdivision in Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path Road, Harker Heights, Bell County, Texas.

## **IX. NEW BUSINESS:**

- 1. CP19-01** Discuss and consider a request by Jerome and Rachel Gomer for concept plan approval of 5.461 acre tract of land to accommodate single family residences in a R-1 (One Family Residential Dwelling District) on property described as 5.461 acres, being part of the H.B. Littlefield Survey, Abstract No. 511, being all of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, also being known as all of Lots 6 thru 13, Block 35, all of Lots 6 thru 13, Block 36, and a portion of Kiowa Trace, of Comanche Land, an unrecorded subdivision in Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path Road, Harker Heights, Bell County, Texas.
- 2. P19-03** Discuss and consider a request by Jerome and Rachel Gomer for preliminary plat approval for the proposed Sapiah Plains Addition, on property described as 5.461 acres, being part of the H.B. Littlefield Survey, Abstract No. 511, being all of a called 5.44 acre tract of record in Volume 1380, Page 255, Deed Records of Bell County, Texas, also being known as all of Lots 6 thru 13, Block 35, all of Lots 6 thru 13, Block 36, and a portion of Kiowa Trace, of Comanche Land, an unrecorded subdivision in Bell County, Texas, generally located at the corner of Ute Trail and Warriors Path Road, Harker Heights, Bell County, Texas.
- 3. P19-04** Discuss and consider a request by UBET Investments, LLC for preliminary plat approval for a proposed re plat of property described as Lot One (1), Block Fifteen (15), and Lot One (1) and part of Lot Two (2), Block Twenty-One (21), an addition to the City of Harker Heights in Bell County, Texas, as it appears upon the map recorded in Cabinet A, Slide 184-A of the Bell County Plat Records, and embracing the tract described to UBET Investments, LLC, Series

102, Property #2, recorded in Document Number 2018-00031165 of the Bell County Official Public Records, generally located at 1300 Chiricahua Trace and 1416 Shoshoni Trail, Harker Heights, Bell County, Texas.

**X. PUBLIC COMMENTS:**

1. At this time, comments will be taken from the audience on non-agenda related topics, for a length of time not to exceed three minutes per person. To address the Planning and Zoning Commission, please submit a Citizen's Comment Form to the Planning & Development Administrative Assistant prior to the start of the meeting. *No action may be taken by the Planning and Zoning Commission during Public Comments.*

**XI. REPORTS FROM COMMISSIONERS**

**XII. STAFF COMMENTS**

**XIII. ADJOURNMENT**

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Planning and Zoning Commission of the City of Harker Heights, Texas, was posted at the Harker Heights Municipal Building, which is readily accessible to the public at all times, by **10:00 A.M. on Friday, May 24, 2019.**

*Tiffany Dake* \_\_\_\_\_

*Tiffany Dake*  
*Planning and Development Administrative Assistant*